

# Monte Vista South Area Rezoning

Development Services Department  
City of San Antonio

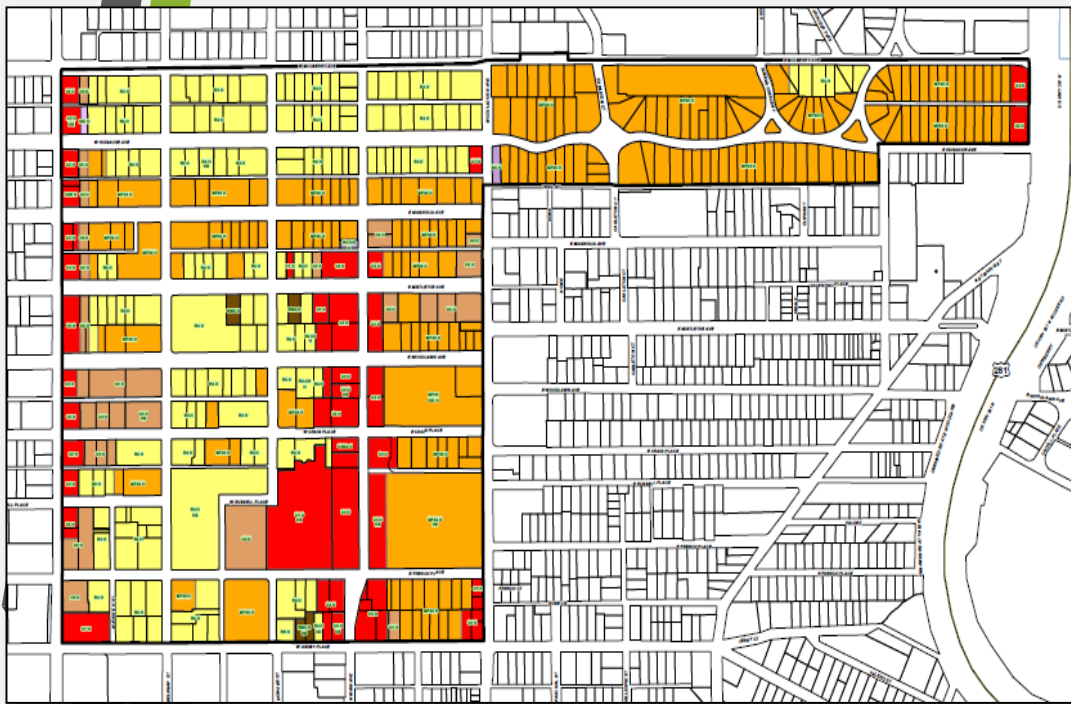
October 20, 2020  
Zoning Commission Briefing



Presented by:

Catherine Hernandez – Development Services Administrator

Alina Phillips – Development Services Large Area Rezoning Manager





# AGENDA

- Background
- Zoning History
- Proposed Rezoning Goals
- Tentative Timeline

# BACKGROUND

- City Council Resolution (CCR) to rezone this area was approved on Nov. 9, 2017
- Scope of work included reviewing & rezoning properties bounded by:
  - W. Mulberry Ave. (north)
  - E. Ashby St. (south)
  - McCullough Ave. and N. Hwy. 281 (east)
  - San Pedro Ave. (west)

DIRECTING THE DEVELOPMENT SERVICES DEPARTMENT TO INITIATE A PLAN AMENDMENT AND REZONING TO APPROPRIATE LAND USES AND ZONING DISTRICTS FOR PROPERTY GENERALLY LOCATED: AREA 1: INTERSTATE 10 WEST TO THE NORTHEAST, NORTH COLORADO STREET TO THE EAST, LEAL STREET AND WEST POPLAR STREET TO THE SOUTH, NORTH HAMILTON AVENUE AND NORTHWEST 19<sup>TH</sup> STREET TO THE WEST, AND CULEBRA ROAD TO THE NORTH; AREA 2: INTERSTATE 10 WEST TO THE WEST, WEST GRAMERCY PLACE TO THE NORTH, SAN PEDRO AVENUE TO THE EAST, WEST ASHBY PLACE TO THE SOUTH, AND FREDERICKSBURG ROAD TO THE SOUTHEAST; AREA 3: WEST MULBERRY AVENUE TO THE NORTH, US HIGHWAY 281 NORTH TO THE EAST, EAST HUISACHE AVENUE, TRAIL STREET AND WEST ASHBY PLACE TO THE SOUTH, AND SAN PEDRO AVENUE TO THE WEST; AREA 4: EAST MAGNOLIA AVENUE TO THE SOUTH, AND PARCELS ALONG THE EAST SIDE OF NORTH SAINT MARY'S STREET; AREA 5: EAST HILDEBRAND AVENUE TO THE NORTH, SHOOK AVENUE TO THE EAST, EAST HOLLYWOOD AVENUE TO THE SOUTH, AND MCCULLOUGH AVENUE TO THE WEST, AS REQUESTED BY COUNCILMAN TREVINO, DISTRICT 1.

\* \* \* \* \*

**WHEREAS**, in 1938 the original zoning designations of the City were classified through a letter system of "A" through "J" which allowed cumulative zoning, in 1965, the zoning code adopted more categorical zoning districts; and

**WHEREAS**, the 2001 adoption of the Unified Development Code converted all 1938 and 1965 zoning districts to the current zoning districts, in turn, this conversion of the 1938 and 1965 Codes created some nonconforming uses, as they exist within some of this area today; and

**WHEREAS**, City Council desires to have staff initiate a change in the land use plan and the zoning district boundary for property generally located in the following areas:

**Area 1:** Interstate 10 West to the Northeast, North Colorado Street to the East, Leal Street and West Poplar Street to the South, North Hamilton Avenue and Northwest 19<sup>th</sup> Street to the West, and Culebra Road to the North;

**Area 2:** Interstate 10 West to the West, West Gramercy Place to the North, San Pedro Avenue to the East, West Ashby Place to the South, and Fredericksburg Road to the Southeast;

**Area 3:** West Mulberry Avenue to the North, Us Highway 281 North to the East, East Huisache Avenue, Trail Street and West Ashby Place to the South, and San Pedro Avenue to the West;

**Area 4:** East Magnolia Avenue to the South, and parcels along the east side of North Saint Mary's Street;



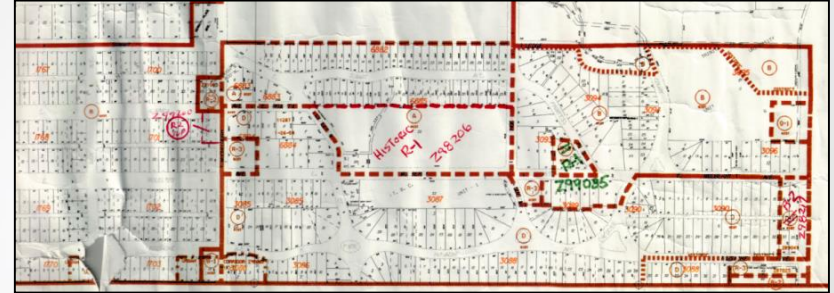
# ZONING HISTORY

Adoption of 2001 UDC converted all 1938 & 1965 zoning districts to change:

FROM	TO
"D" Apartment	"MF-33" Multi-Family
"O-1" Office	"O-2" High Rise Office

This resulted in properties being over- zoned based on their use.

Large Area Rezoning aligns a property's current land-use with appropriate zoning districts.



- [illegible]



**Zoning Case Notification Plan**  
**Monte Vista South (NW Quadrant)**

Council District: 1  
School District: San Antonio ISD  
Scale: 1" approx. = 80 Feet  
Subject Property Legal Description(s): As Noted in Map Subject Properties

Note: All Current and Requested Zoning includes AHOD / Monte Vista Historic Overlay Districts

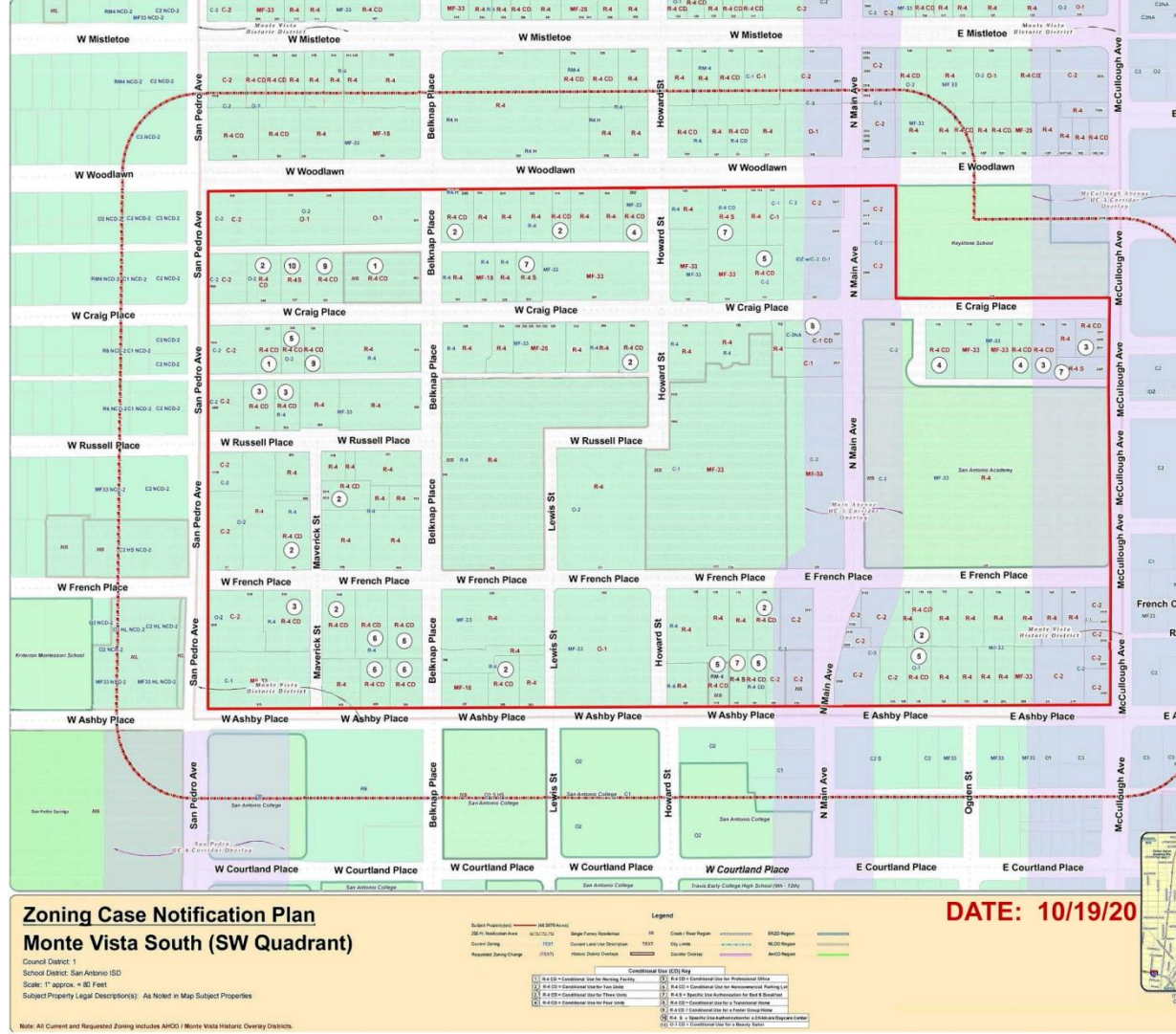


**DATE: 10/19/2020**





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# TENTATIVE TIMELINE

## NEIGHBORHOOD ASSOCIATION & COMMUNITY MEETINGS

Initial Community Meetings  
October 30, 2019  
November 3, 2019

Virtual Community Meetings  
October 7, 2020  
October 8, 2020

## ZONING COMMISSION

November 3,  
2020

December 3,  
2020

## CITY COUNCIL



# URL INFO TO WEBSITE

GO  
TO

[www.sanantonio.gov/DSD](http://www.sanantonio.gov/DSD)

HOVER  
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HOVER OVER **Resources**  
CLICK **Codes and Ordinances**

CLICK

Zoning Updates,  
Large Area Rezoning –  
Monte Vista

URL

<https://www.sanantonio.gov/DSD/Resources/Codes#233873983-large-area-rezoning---monte-vista>

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### COMMERCIAL PERMIT FEE

A restructured fee for commercial permits streamlining the development process.

CODES/ORDINANCES

ICC CODE UPDATES

ZONING UPDATES

UNIFIED DEVELOPMENT


INFILL DEVELOPMENT ZONE (IDZ) • RM-4 / MF-33 CCR • LARGE AREA REZONING - MONTE VISTA

In 2017, DSD received a Council Consideration Request (CCR) jointly submitted by Councilman



# LARGE AREA REZONING WEBSITE





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MORE LINKS...

HELPFUL LINKS

BEXAR APPRAISAL (BCAD)

BEXAR COUNTY LAND DATA

### CODES & ORDINANCES OVERVIEW

Development in the City of San Antonio requires conformance with all adopted building codes, land use regulations and the City's design and construction standards.

On June 21, 2018, San Antonio City Council approved the adoption of the 2018 International Code Council (ICC) Building-related, Fire and Property Maintenance codes with local amendments, with an effective date of October 1, 2018.

CODES/ORDINANCESICC CODE UPDATESZONING UPDATESUNIFIED DEVELOPMENT CODE

INFILL DEVELOPMENT ZONE (IDZ) • RM-4 / MF-33 CCR • **LARGE AREA REZONING - MONTE VISTA**

#### MONTE VISTA SOUTH – LARGE AREA REZONING – COUNCIL DISTRICT 1: Zoning Case Z-2019-10700295

Background:

- A CCR by Councilman Roberto C. Trevino was issued on Oct. 5, 2017 to review and rezone properties generally bound by West Mulberry Avenue, U.S. Highway 281, East Huisache Avenue, West Ashby Place, and San Pedro Avenue.
- A Resolution # 2017-11-09-0042R was approved by Council on Nov. 9, 2017.

Location:

- Properties along West Mulberry Avenue to the North, U.S. Highway 281 North to the East, East Huisache Avenue, Trail Street and West Ashby Place to the South, and San Pedro Avenue to the West.
- 471 properties within the boundary

Summary:

The District 1 Council Office has requested that Development Services Department facilitate a Large Area Rezoning project. These properties are generally bounded by West Mulberry Avenue from the north, San Pedro Avenue from the West, West Ashby Place from the south, and East of McCullough Avenue.

Please join us at either one of the community meetings listed below where detailed information will be provided. There will be a

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